

Rhonda Parkenade	Self	Bruce McDonald	Self
Jessica Berri	Self	Chad Hardin	Self
Rick Culver	Self	Caitlin Hanson	Self
Ann Childs	Self	Donna Adams	Self
Crystal Bresley	Self	Austin Christenson	Self
Russell Reber	Self	Christian Jones	Self
Grey Passey	Self	Truman Yardley	Self
Anne Basel	Self	Jay Adams	Self
Kim Pham	Self	Kate Abeyta	Self
Jeremy Gunter	Self	Craig Berkwitz	Self
Hally Wagner	Self	Courtney Graves	Self
Jacob Graves	Self	Kevin Cox	Self
Colette Cox	Self	Sharon Drabeck	Self
Dylan Heyborne	Self	Brayden Floyd	Self
Allen Fioler	Self	Mark Campbell	Self
Kelty Miller	Self	Rylie Creager	Self
Sean Hurst	Self	Mary Anne Cachola	Self
Megan Harris	Self	Aidan Gales	Self
Jocelyn Wiscombe	Self	Adyson Dorough	Self
Justus Reitz	Self	Wendy Smith	Self
Kelly Smith	Self	Val Meyer	Self
Elise Ekker	Self	Zayn Mantanona	Self
Olivia Dubrasky	Self	Kristina Barsky	Self
Steve Barsky	Self	Josh Pequigrut	Self
Patricia Peguigrut	Self	Julie Schuyler	Self
Angelica Gutierrez	Self	Frank Nichols	Self
Lilly Craig	Self	Nicole Luke	Self
Rachel Luke	Self	Heber Barlow	Self
Wendall Barlow	Phaze Concrete	Doug Croft	Self
Susan Merritt	Self	Pixie Merkley	Self
Brigham Ashton	Self	Sue Barney	Self
Eric Atkin	Self	Zoe Williams	Self
Brandon Ivie	Self	Toni Sage	Self
Rebecca Jorgensen	Self	Christina Cartigan	Self
Laila Quezada	Quezada Family	C. Stowe	Self
Cathy Klemic	Self	Kyler Nielson	Self
Sterling Forge	Self	Lowell Barker	Self
Brittney Evans	Self	Caleb Flores	Self
Cathy Whitney	Self	Laura Mensel	Self
Ollie Mensel	Self	Isaiah Mock	Self
Matt Prales	Self	Christina Thursby	Self
Mia Thebeau	Self	Keith Cox	Self
Persea Sanchez	Self	Jed Hurst	Self
Richard Brown	Self	Jennifer Silveri	Self
Darran Bulloch	Self	Julie Ross	Self
Kimberly Kinross	Self	Brandy Willingham	Self
Kaytlynn Baai	Self	Genevieve Pelton	Self
Amber Crowe	Self	Jonathan Chidester	Self
Richard Cozzens	Self	Terrence Record	Self
Dan Anderson	Self	Noah Denhalter	Self
Jake Smith	Self	Ian Finnegan	Self
Eliza Marble	Self	Sophia Mock	Self
Malachi Mock	Self	Karina Geraniss	Self
Jeffrey Couturier	Self	Sophia Uchman	Self
Geneva Richards	Self	Indiana Richards	Self
Jaci Cyphers	Self	Kanyon Richards	Self
Jasen Nielsen	Self	Melanie Sneddon	Self
Camilla Dourado	Self	Laura Mensel	Self
Heather Stein	Self	Nick McEven	Self
Nick Tullis	Self	Ava Fieldings	Self
Mallory Rysdale	Self	Anthony Fiack	Self

Lizzy Walter	Self	Dan Griclius	Self
R. Anderson	Self	Laura Cotts	Self
Adrian Hinton	Self	Riley Packard	Self
Barbara Walbrecht	Self	JoAnn Andrews	Self
Mae Gate	Self	Courtney Parr	Self
Ashley Tullis	Self	Isabel Miller	Self
Michael Workman	Self	Darin Stephens	Self
Kassie Langford	Self	Melissa Brown	Self
Preston Leavitt	Self	Josey	Self
Conner Holmes	Self	Ray N Kahler	Self
Dylan Lewis	Self	David Vergona	United Rebels
Ethan Bulloch	Self	Porter Burt	Self
Derek Sneddon	Self	Richard H.	Self
Dennis Stuprich	Self	Jasmine Hacking	Self
Earl Boyer	Self	Aften Packard	Self
Wyett Ihler	Self	Laura Sisam	Self
Lanite Pemberton	Self	Christian Simmons	Self
Conner Bulloch	Self	Kayla Gerber	Self
Aislyn Simkins	Self	Maddy Fait	Self
Shelbee Topham	Self	Kelsi Topham	Self
Camie Topham	Self	Logan Sisam	Self
Kylie Woodbury	Self	Blakely Cyphers	Self
Alisha Killpack	Self	Emilee Smith	Self
Richard Tophman	Self	Christian Larson	Self
Jae Treses	Self	Elaine Atkinson	Self
Olivia Simpson	Self	Jocelyn Lamb	Self
Atteen Meadows	Self	William Marston	Self
Penny Kelsh	Self	BJ Knudson	Phaze Concrete
Kenzie Kinross	Self	David Morgan	Morgan Family
Ren C	Self	Richard Topham	Self

Note: An estimated 30-40 additional people attended but did not sign in.

1. **WELCOME AND PLEDGE OF ALLEGIANCE**

Chair Cox opened the meeting at 5:37 p.m.

Chair Cox led the pledge.

2. **PUBLIC COMMENTS** – Non-Agenda Items

Chair Cox opened the public comments.

No comments were made.

Chair Cox closed the public comments.

3. **ZONE CHANGE – Cedar Green Holdings, LLC - PUBLIC HEARING**

Consider a request for a zone change from Residential 5 Acre (R-5) to Residential ½ Acre (R-½) on approximately 73.6 acres. The property is generally located on Midvalley Rd near 2700 W and 2800 W, Cedar City, UT; D-0597-0005-0000

Applicant: Casey Anderson

Introduction:

Brett shared the following:

- The location of the project is on the South side of Midvalley Road East of Lund Hwy.
- The property is approximately 73.6 Acres within the Tier II Boundary, but it is not in Enoch or Cedar City's annexation boundary.
- The property is zoned R-5 and is surrounded by R-5 to the west and R4K and R-1/2 to the north and east.
- The application is to change the zone from R-5 to R-1/2.
- The Evaluation Considerations for R-Zoning Property includes 13 considerations.
- Availability of water, sewer, and area transportation.
- The applicant is Cedar Greens Holdings, LLC, represented by Casey Anderson.
- The Planning Commission will be making a recommendation to the county commission, who will have the final decision.

Public Hearing:

Chair Cox asked Brett to read the considerations for the public hearing.

Chair Cox opened the public hearing. The following comments were made:

- Truman Yardley shared the purpose for re-zoning is to build a private school on the property (American Prep Academy).
- Kristine Barsky shared her concerns that changing from 5-acre to ½-acre will increase traffic on the 2-lane roadways due to the school and the property having the potential to have 143 houses built on the property, each with 2 cars. The amount of traffic would affect the area.

Close Public Hearing:

Chair Cox closed the public hearing.

Planning Commission & Staff Discussion:

- Brett reviewed the findings for the Iron County Zoning Code Section 17.12.060.
- Jared Christensen asked Rich Wilson to update the commission on the status of Midvalley Road.
- Rich shared:
 - The master planned road is a 100-foot ROW.
 - Roadways seem busy, but are often only busy at certain times of the day.
 - When doing a traffic study, the road is viewed over a 24-hour timeframe.
 - He is often asked when is Midvalley Road will be widened. The County continues to monitor the road capacity and the funds required to widen it.
 - The reality is that a zone change for a school is not the same as other traffic. If this change is approved, the County can do another traffic study to determine impact.
- Brett clarified:
 - The zone change from R-5 to R-1/2 is to reduce the frontage requirements needed for the school.
 - The entire property remains undeveloped at this time.
 - The school would be a charter school, tuition free, and open to any student.

Planning Commission Action - Recommendation to County Commission:

Motion: Mark Halterman made a motion to recommend to the County Commission the zone change from R-5 to R-1/2 for 73.6-acre property identified in agenda item #3 be approved.

Second: Seconded by Jared Christensen

Motion Passed: (Voting: Erick Cox, aye; Jared Christensen, aye; Mark Halterman, aye; Dennis Gray, aye; Michelle Tullis, aye)

4. CONDITIONAL USE PERMIT; Antelope Data Center – PUBLIC HEARING (No Action)

Receive a presentation, hold a public hearing to receive public input, ask questions, and request additional information regarding a proposed master-planned data center campus consisting of five buildings totaling approximately 1.35 million square feet each, and an on-site data center power plant (scalable natural gas generation up to 1.5 gigawatts at full buildout), located on approximately 640 acres along Antelope Springs Road, approximately 7.8 miles west of Iron Springs Road, Cedar City, Utah (APN: E-0825-0000-0000; all of Section 36, T34S, R14W, SLM).

Applicant: Pronghorn Development, LLC

No action to be taken by the Planning Commission at this meeting.

Introduction:

Brett Hamilton shared the following:

- The meeting will go as follows: Introduction of application, public comments, planning commission discussion, and applicant input as needed. There will be no decision made at this meeting.
- Iron County Code, Section 17.16.030; data centers and power plants require a CUP in the A-20 zone.
- The applicant, Pronghorn Development LLC, has submitted one CUP for both the power plant and data center.
- The property is located 12 miles from the Cedar City boundary and takes about 30 minutes to get there. The closest residents are approximately 4.5 miles to the west and approximately 2.5 miles to the southeast of the project.
- Surrounding the project area is BLM. Further away is State Trust Lands, American Pacific, BZI, and several solar projects.
- Antelope Springs Road is the main transportation roadway, is a minor arterial that is a 75 foot ROW, and crosses the property at the southwest corner.
- The property is 640 acres and is zoned A-20.
- There are 5 proposed buildings for the Data center, totaling 1.35 million square feet each.
- The proposed power plant is on approximately 44.5 of the 640 acres, and would produce 1.5 gigawatts of power at full build out.
- Full build out of the project would happen in phases and would take approximately ten years.
- Water details will be addressed first due to the amount of questions received:
 - The project site is within the Beryl/Enterprise Groundwater Management Plan Area. This is one of the three water management areas in Iron County.
 - During construction (about 10 years), the project plan is to use 10-20 acre feet of water annually.
 - The project plans to use a closed-loop cooling system, which would take a one-time fill of 8 to 8.5 acre feet.
 - With 672 employees expected at full build-out, the data center would use approximately 7.5 acre-feet of water annually, which is equal to approximately 17 households annually.

- Many advancements have been made when it comes to water use for data centers. Some previously built data centers in the nation use upwards of 5 million gallons of water per day, which is 5,600 acre feet annually. This project would use less water, but it does come with trade-offs such as higher power consumption.
- Regarding fire suppression concerns, an additional 185,238 gallons will be required onsite.
- The Power Plant will:
 - Be located on the south and west corner of the property on 44.5 acres
 - Have a total of 5 buildings and will be used for onsite natural gas power generation.
 - Each building will have 24 generators that will generate approximately 300 MW per building for a total of 1.5 GW.
 - The applicant's proposal is to connect a 24-inch natural gas line into the existing gas line that connects to the Kern River pipeline system.
- Regarding transportation:
 - The project site is located 8.4 miles from Iron Springs Rd going west along Antelope Springs Road.
 - Road improvements to Antelope Springs Road propose a double chip sealed road, improved by the applicant, and would take approximately 2.5 months.
 - Traffic during construction is estimated to be 600 vehicles per day. Once the project is fully built-out, an estimated 340 vehicle trips per day.
 - The traffic study found that the intersection of Iron Springs Road and Antelope Springs Road would need to be relocated, due to current proximity to the railroad tracks.
- The project requires an on-site wastewater treatment disposal system, which will be gravity fed to an absorption field and it must avoid any source protection zones.
- The noise study found that the applicant would need generator exhaust silencers and a sound wall to meet code requirements. County codes require the noise not exceed 65 dBA at the project-site property boundary.
- Iron County Code, Section 17.37 regulates data centers and data center power plants.
- The planning commissioners' role is to determine if the existing code can be met and whether impacts can be mitigated. The planning commissioners do not decide if a data center and power plant are allowed because the code is established by law and the code already allows it.
- The planning commissioners are required, by Section 17.37 to review the application, which includes 9 impact areas, which include:
 1. Site Size & Location (data center must be on at least 5 acres, power plants 20 acres, and allowed in the zoning district with a CUP.
 2. Building Placement and Size (minimum 60-foot setback, building setback 1.25 times their height, structures at least 100 feet from residences and residential zoning)
 3. Noise Limits (55 dBA max at residentially zoned, 50 dBA max at residences during nighttime hours, 65 dBA max at project boundary—noise studies are required to demonstrate compliance)
 4. Visual Impacts (building materials and colors must blend, landscaping or screening, limited lighting, visual simulation from multiple views, glare analysis)
 5. Environmental and Wildlife Considerations (effect on wildlife habitat and migration, presence of threatened or endangered species, impact to water, soils, and vegetation, effect on historic, cultural, or archaeological resources)
 6. Infrastructure and Utilities (electrical infrastructure/grid connection, underground electrical lines, water/sewer/employee facilities, and compliance with state environmental permits)
 7. Transportation and Road Impacts (construction traffic routes, heavy equipment and oversized load trips, needed road improvements, and plans to repair or restore roads after construction.
 8. Public Safety (fire protection and defensible space, emergency access for first responders, spill prevention/hazardous material management, aviation safety review-if applicable)
 9. Economic Impact (estimated project cost, estimated tax generation, local construction spending, and local construction related to permanent jobs)
- All of the information, provided with the application, meets the minimum CUP submittal criteria. Part of the process is to bring the information to the public to get additional information to be able to evaluate all potential impacts and to determine any potential conditions.
- As stated earlier, there will be no deliberation at this meeting. The focus is to get feedback from the public, ask additional questions, and to determine if additional information is needed from the applicant.

Kevin Mooers, representing Pronghorn Development shared:

- Brett covered the information well so they will not need to give their full presentation.
- They have done their best to meet all of the County's Data Center Ordinance and CUP requirements.
- The submitted documents are detailed. The technical proposal meets or exceeds requirements, and has appropriate mitigation strategies for all of the standards that are outlined in the policy.
- They do understand water and usage and have spent a significant amount of time looking at data center water usage and cooling requirements. They understand that the industry has moved to a closed-loop cooling system as opposed to open evaporative cooling systems.
- They would not be proposing this project in this county if they did not believe that this was achievable.

Public Hearing:

Chair Cox shared the public hearing considerations:

- Stand and state your name for the record.
- Direct your comments to the planning commissioners.
- Focus on the potential impacts for evaluation and mitigation.
- Try to limit comments to three minutes noting there will be a timer.
- Avoid repeating the previous comments.
- Be respectful of others and their property rights.

Chair Cox shared:

- The planning commission appreciates the public for coming and participating
- The planning commissioners are volunteers, they have other professional jobs, and they are here trying to help make the community better.
- There will be no personal attacks tolerated, and if that happens, they will end the meeting.

Chair Cox opened the public hearing by inviting the public to come up to the microphone to speak. The following comments were made:

- Samantha Hall asked what companies the data center would be supporting, stated that the water use comes across as the opposite of what the area communities are saying, feels that 672 jobs are good, but thinks AI jobs may be taking over our jobs.
- The applicant answered that it would be serving AI companies.
- Terry Palmer, Iron County Building Official, told the public that after answering this question, there would not be any answers given during the public hearing, but that comments will be taken and later discussed. He recommended they not applaud after each comment since that would reduce the amount of time available to speak during the public hearing. (Note: The applause continued throughout the public hearing.)
- Andrew King stated that 185,000 gallons is not enough for fire suppression, chemicals will leach into the water that is being recycled, the area would become a toxic waste dump after a fire, there is no fire support in the area, his family would have to leave if there were a fire, the fault line along the Kern River Pipeline is an issue, the presentation stated 5 data centers, but the slide showed 10 so he asked if the number is 5 or 10, that 672 jobs is not worth the worry of ground water toxins that may leach into the water and affect health, and the project is 20 miles away, but that will affect Cedar City Residents. He proposed there be multiple meetings regarding this project, a larger venue, and asked the applicant to share more information.
- Nate Wilson stated he is opposed to the project, the natural gas usage will spike homeowners bills, 1.5 gigawatts is equivalent to 1.2 million homes worth of power, studies by Stanford Law in March of 2025 regarding a 625 megawatt center was projected to emit over 109 million tons of CO₂ over its lifespan. Also, that annual projects may emit 90 tons of fine particulate matter, 83 tons of nitrogen oxides, and 16 tons of sulfur oxides. These pollutants are well-documented contributors to respiratory and cardiovascular diseases, cancer, and adverse maternal and infant health outcomes. These issues need to be evaluated further. He asked for clarity on who would use this data center capacity and stated that if Meta is part of this he wants nothing to do with it.
- Joe Nunes shared he lives near the proposed site, he has just enough water shares to feed his 50 goats and house one family, the County told him not to plant trees due to water shortages, he is skeptical the applicant will take more water than they say, he's worried about Antelope Springs Road during the construction phase because the road cuts through a corner of his property, the noise and dust from the 672 people driving will upset the lifestyle of their animal farm, he is not certain yet what the benefit is, he plans to attend future hearings, and he will try to be open minded.
- Guinevere Moody, Art student from SUU, stated the data center is a direct threat to the people, the proposal says it will take 2.6 million gallons of water to operate which will threaten the livelihood of citizens access to clean water and the beautiful public lands, AI steals human creations and ideas depriving us of humanity. She asked the planning commissioners to consider the long-time physical, moral, and environmental impacts on the city and to vote against the data center because we do not need it.
- Anna Olsen, SUU student, stated she is here to give a statement of contempt towards the CUP submitted by Pronghorn Development to construct the atrocity of this data center. She is against the motion. Although this hearing is not an action based hearing, the planning commission should use the testimonies, opinions, criticisms, and question raised today from your constituents to follow suit in a more purposeful, integrity-filled way to decline the CUP, and not to make the mistake other planning commissions in Utah have made who approved 4 other data centers that will impact water, lives, and health. She has lived in a drought area since she was 10 years old and feels the money would be better used to preserve natural land like BLM and Three Peaks, to develop education and health care, to beautify parks and gardens, and to enrich the community and lives. The consumers do not want it. Approving the data center for a tax cut is not worth the water, the dollars for infrastructure, and it has nothing to give back to environment. The project is an oligarchy ideal that procures wealth, which is not as important as our planet. Considering approval shows the gross disregard of human life and our fragile future due to climate change and irreversible damage done by natural gas production.
- Sophia Uchman, SUU student, shared her disagreement with this proposal noting that the closed loop cooling system does address some issues, but using less water often results in higher energy consumption, maintenance issues like corrosion, metal wastage, and biological growth, which clogs pipes and reduces heat transfer efficiency. The maintenance has risk of highly toxic leaks, which can pollute local environments.
- Brandon Ivie, Cedar City resident, shared that Cedar City is a unique area and he cares about it and the people, that considering approval of this AI data center is a disgusting insult to the beautiful area, that the data center will waste 640 acres of land, and that the problem with AI is that it supports the weak willed with promises of convenience and easy dollars. Supposed dollars signs of a poorly estimated tax revenue seems like a great deal, but there is no guarantee of the exact payoff. The lie is supported by the proposed 600

job opportunities, but the jobs will be given to people outside this area and will only last through construction, then no one is needed to operate it. The news stated water amounts would only take the same as 6 households, but the presenter tonight said 17 so the numbers do not add up. Power bills will match mortgage payments when they increase by 267% with 75% of the revenue going to the Inland Port Authority and not the communities being pillaged. They promise not to consume major quantities of water in an already drought ridden state, but they will reportedly take in 20 acre feet a year equal to 7 million gallons a year.

- Jesse Harris shared he has worked in the technology field for 30 years and 15 of those in cybersecurity where he has picked up the skill to know when things don't seem right. The history of the proposed property is that the Jones have owned it for many years and many area roads are named after them, then, last December it transferred from a trust to several of the children. The proposal states this project will create \$30 billion worth of value, but he does not see where that is going to come from. This is a fantastical claim intended to wow people and make them think that something magical is going to happen by receiving a ton of tax money and having high-paying jobs. Historically, these data centers do not need that many people. Regarding noise, many of the gas turbines can be heard 6 miles away, which can cause sleep issues, bring down property values, and reduce air quality with the amount of natural gas they burn. Requirements for noise, air quality, and water quality need to be met and we need to know this company can meet them. The company was formed less than 1 year ago and somehow they claim to have \$30 million for this project.
- Isabel Miller, a Cedar City resident and SUU student, stated that she is in strong opposition to the construction of the proposed AI data center in Iron County because she does not believe that that many jobs will be created. She is also having to rethink her software development major since there are no entry-level jobs that will last. The onsite natural gas decreases local air quality due to emissions of particulate matter of 2.5 micrometers and nitrogen dioxide, which pose health risks for children and older adults, and because natural gas drilling and transportation are associated with asthma rates and contribute to climate warming due to methane leakage. Geographically, the project location is between Three Peaks and Swett peak, which creates a narrow passage for emissions to flow towards residential areas and Cedar City. She asked how this would be combatted, how this will affect residents, children and livelihood, who the end user is, if the company's values align with the residents of Iron County, and what other commerce alternatives the property could be used for.
- Krystie DeMello asked where the data center ranks compared to the residents and hospital when water has to be cut, stating the residents will rank lower. She does not see how the residents will be able to bear all the costs from higher power bills and cost for improved roads. The roads to the project cross people's property and instead of the current traffic on the dirt road, there will be 600 vehicles a day. The main question she would like answered is who will regulate and who has the knowledge to regulate the data center and power plant because she does not trust the company to regulate itself. Cedar City is a festival city and this is the wrong direction for us. For the record, she stated that this meeting is highly attended with people in overflow rooms and in the hallway who are asking smart questions.
- Olivia Dubrasky, Cedar City resident, stated she is in opposition of building the data center because of the negative impact to the community. People from other small towns have reported polluted water coming from their home faucets and higher power bills because of demand from the data centers. She is worried about the effects from light and noise pollution to the people and the wildlife. Iron County used to have long snowy winters, but now were in a drought so she wants to know why we would choose to build something that would worsen the issue.
- Laila Quezada shared she lives off Iron Springs Road and can see BZI from her front door. She has a BA in mechanical engineering, and is currently attending Southwest Tech studying automation technology. She will not be part of the 672 jobs at the data center, because it goes against her personal ethics. She is not from here, but her parents have retired here so she wants a safe space both environmentally and ethically. Find another way to create good jobs for those who live here so the community with thrive.
- Patrick Auer, a resident for 8 years, hears people described Cedar City as their little paradise, their slice of heaven, the place they want to be. His definition does not include a data center and. He finds it very odd and unlike Iron County to bring the data center here. He does not appreciate the noise and light pollution that will affect the dark sky zone and the deer and wildlife. In the news, Mr. Hamilton stated the power plants would only be for the data center, but there is not a back-up plan if they run out of power so there is not guarantee they won't take it from the community. The closed loop water system sounds pretty on paper, but the lack of transparency regarding where the 2.6 million gallons of water is coming from is frustrating. Property taxes saving will be going straight to the Utah Inland Port Authority and only 25% to local communities. He asked if the County was willing to sell out the trust of the community for 25% for the next 25 years. If this project moves forward, he will do his best as an independent citizen to not spend his tax dollars in Iron County.
- Kayla Gerber stated her main concern is water, dryness, and fires. Cedar City's website states projected growth as 50,000 residents in 10 years so she wants to know where the water is coming from. AI is another concern, which will affect our lives. AI creates inappropriate images that you do not always recognize at first. For example, as a tattoo artist, she has seen images with extra arms, legs, etc. Environmental issues mentioned by others is also her concern.
- Tyler Riepel shared how big this data center is stating the 640 acres is 5 times the size of SUU's main campus or the entire square acreage at Brian Head. He is concerned that there are plans for future expansion according to the maps given and that water usage has gone from 3.13 acre feet to 7 in just two days. Berkley National Lab's research states that data centers have used 12 time more water than estimated when built, so he wants to know who will have priority on the water. His environmental concerns include wildlife, dark skies, and soundscapes. Sixty-five decibels is the sound of a loud classroom so if he is a goat living next to a data center, he does not want to be living in a loud classroom. Iron County is a hotspot for migrating birds and amazing wildlife that will be highly disrupted by this soundscape. He is concerned about the amount of light it takes to keep a data center lit 24/7 and that the brightness will contribute to losing dark skies. Seventy-five percent of taxes for the next 25 years will not go to us; this is a manipulation tactic to try to buy-in residents under the guise of lower taxes. Money is not all that matters. Pronghorn Development, LLC, is a Wyoming-based landholding

company that buys and sells land that they tout as beautiful vistas of buttes and wildlife, but they want to come to Utah willing to destroy it because they do not have a vested interest. Edward Abbey once said that growth for the sake of growth is the ideology of a cancer cell.

- Chair Cox spoke to the attendees to explain that the planning commissioners understand the pollution, water, and health issues. The public hearing has gone about 1 hour and asked that the speakers be considerate of what has already been said and to understand that the commissioners are here to listen.
- Angelica Gutierrez, a Cedar City resident and public lands professional, stated that they are being asked to permanently convert 1 square mile of high desert habitat into industrial infrastructure. Loss, degradation, and fragmentation of habitat is widely recognized in logical science as a primary driver of biodiversity decline in the American West. The Antelope Springs area is not vacant land, it is a functioning desert ecosystem, pronghorn roam these sagebrush flats, small mammals grow beneath the soils, and songbirds depend on uninterrupted desert to feed, nest and migrate. Cedar City promotes itself as a place of dark skies, outdoor recreation, and access to the public lands. The International Dark Sky Association has documented how industrial light pollution degrades night sky visibility and alters ecosystems. We cannot market solitude, stargazing, and intact desert landscapes on one hand, and industrialize square mile of high desert on the other. What concerns me most is irreversibility of dark skies, water, and habitat because recovery is slow or impossible. We are custodians of this landscape, not just beneficiaries of short-term revenue projections. This project will not be temporary and will outlast political terms, budget cycles, and development trends. She urge the planning commissioners to reject the data center and prioritize development that respects the ecological limits of our home. She urged the planning commissioners to reject the data center application and to prioritize development that respects the ecological limits of our home.
- Victoria Gonzales stated that she understands the applicant will meet minimum requirements, but that will still be disruptive. She feels that not a single working class member in all of southern Utah needs this data center. Before the data center is built, all the concerns need to be met first.
- Dan Henderson stated he has concerns over transparency, tone of inevitability, and getting answers to the questions regarding health, sound, environment, the end user, and the applicant over-promising and under-delivering. All of the concerns should be met prior to approval. Since the public does not want this project, it should be put up to a vote or dismissed.
- Christian Simmons shared that he likes the project and wants to keep it in Cedar City. He supports the planning commission.
- Camilla Dourado asked who is behind it this proposal. She stated that Blind Mice was created just six months ago by 3 Cedar City locals and is not a billion dollar company, they are our neighbors, and there are no end users. She asked how the planning commission plans to address the issues now and for the next 10 decades and asked who is the priority, the billionaires or the residents.
- Isaiah Mock, a 13-year resident stated he is concerned that we do not know who the end users is. He asked if the system is a closed loop or air-cooling and asked what all these promises mean to us.
- Sophia Mock asked if the group remembers the Indians and Pioneers who suffered to come here to give their children and family a beautiful life. She feels they would be disappointed the land was sold to build mindless robots that kill human creation and ruin the futures of millions of people. She asked that everyone remember that money will not replace this beautiful land, that this is her future and yours, not to let the sacrifice be forgotten, and not to ever forget your worth. They can take our water, power, gas, land, and money, but they cannot take our hope and divine identity of being a human being.
- Hephzibah Szczesny (Hex), a 7.5 year resident and high school student, stated that AI sexualizes all life and is not just harming her, it is harming people who live here of all ages. She has asthma and the gas emission will harm her, which may affect her plan on having a future here. She asked that at the next meeting, to make more time and space for everyone. Use of water for this concept can destroy our livestock and farms in that area. She believes everyone should have a voice. She expressed her disappointment of the County for not giving everyone a voice.
- Clea Thompson, SUU student stated she feels another place would support this project better and asked why the applicant chose us. Because this is a small town with water scarcity, she will fight for water and the farmers who are already underappreciated for what they do for the community. She asked the commissioners to look around and see the different people from different walks of life who showed up to this meeting. She feels the AI bubble will burst at any time.
- Noah Denhalter, SUU student, stated his concern about the 2.3 million gallons of water used and the worth of that water to the area communities. For example, Lake Mead has 16 data centers near it, the lake has dropped 16 feet for the past 2 years, and is projected to drop 16 feet each year for the next 10 years. He asked if the County has confidence that this project would be good for the area and what will happen if the AI bubble bursts and the project is not completed within 10 years. In-depth research is not just needed, but mandatory and expected by the public to be able to trust the County. Families who have historically built this city and improved it year after year may feel dishonored if this is approved. He is very proud to be from here, but won't be if this is developed.
- Kelli Gibson, representing a group of concerned citizens that could not attend, stated she hopes the planning commissioners have volunteered because they love the community and asked them not to be shortsighted regarding this project. She is concerned the AI bubble will burst and the project will not be completed so, that taxes will end up paying for it, and that air pollution comes from giant industry and this is a windy area. She asked the planning commissioners to please put Cedar City and Iron County first over corporations.
- Justin Olsen, a 10-year resident, stated the proposed data center is an affront to the nature, history, industry, and future of the city. Negative impacts to residents near other centers include low water availability and low water quality. The residents of Iron County have not interest in self-serving industries. Will not stop fighting for our land and community.
- Maurice Young, a 12-year resident stated that Utah is 85,000 square miles so there is plenty of space out there. Ninety percent of Utah's residents live along I-15 and are not interested in having a data center in their back yard and neither does he. Investing is great,

but investors expect a return short-term, mid-term, long-term and really long-term. Data centers are costly and he wants to know if fees and/or taxes will be assessed in a way that the public will be exploited to get these profits.

- Male, second time speaking, stated he has concerns that 7 million gallons of water will be used each year by this project and that companies are historically not trustworthy on these types of projects. Resources, like energy and water, will be misused unless we as a people, including the planning commissioners, get in their way. He asked if it was possible to gain tax revenue from different projects other than this and how will the County project the town from promises not met by the company.
- Jody Walsh shared that as a senior water distribution operator in the Bay Area for 20 years she witnessed between 150 million to 200 million gallons of water a night move from Pleasant Hill to Dublin and from Crockett down to Castro Valley. Her concerns are water, electricity and infrastructure. She feels that more water studies done and representation from the Beryl/Enterprise Groundwater source explain their water situation. We do not know what the aquifer will be able provide and we need to take care of the farmers. She asked who is responsible for their electricity costs and asked that the County take care of the people by making sure the developer does not dump any costs back onto the people.
- Bradley Corteth, a 5 year Cedar City resident, shared concerns that he hopes the data center will not affect the night skies at the Three Peaks Campground because to him and many others, it is a peaceful place to camp.
- Steven Troxal stated he feels this project has already been decided on and the County is hiding behind the ordinances. He asked about everybody else's property rights and if they have a say noting that developers are just trying to make a buck and sell it to the owner-operator. They, hypothetically, are adding to the network of cell towers we have had for 25-30 years and a network of cameras we have had for 3-5 years, by adding AI powered data centers to be the brains behind that while using a global satellite system. In the off chance you are going to vote yes for this project without knowing who is going to use it, ask yourself what else could it be used for, such as solving cancer, military and government, global google, or something we do not even know about. You are going to vote yes because you are volunteers and you just want the money for the County. If it ends up being digital gulag, may you all live for a thousand years so that you can experience all of your rights being gone, all of the things that we were given by our creator in this beautiful country that we are no longer going to have, and then see if you can spend all the digital money that you got from this project,.
- Elana Woodbury, SUU student, stated her concerns are the long-term costs, water, and the environment. In other communities, the data centers have affected the cost of the resident's water and electricity bills, which will make Cedar City less affordable. The reason I attend SUU is that I can afford it. She is concerned about putting resources into something that people do not have faith in like the AI industry. It feels like you are asking the public to put their trust into something that will hurt us and it will be difficult to get that trust back. She does not know a lot about the industry, but does know about history and Utah is a testing ground and has been sacrificed. She is fighting for herself, her security, and for the future generations.
- Female could not hear name, began by acknowledging and recognizing the Numu (The People). She stated the true possessors of this land are the Southern Paiute and you are on native land. As much as you don't want to, you must listen the comments; you have to listen because they are real. You are not taking it seriously because you are not affected by water wars and have been promised you are safe, but you are not safe. You are not divine and cannot create water or fresh air. We are in a water war so even if you have not already been affected, you will. Sooner or later, you are going to starve and you are going to get what you are going to get.
- Allen Fioler, Enoch resident, stated the government is going to take away our power so gas stoves, heating, and dryers cannot be used. He asked what will happen then and suggested that they will have to use solar or wind power. He is tired of the internet because people believe it and he does not want AI.
- Annette Nunes stated this project is in their backyard and she is worried her goat farm will be affected by the data center. She thanked all for coming here tonight and speaking up. She thanked the county for previous help when they got permits. She is concerned about the noise from the data center when her grandchildren, including one with autism, are living 2 miles away from the data center. She would prefer the data center to be put somewhere else.
- David Williams shared he is a huge property rights advocate, but feels it would be hypocritical if he talked down about AI and technology because we all use it. He is afraid about the direction technology is going and he wants the leaders to hear the public's concern. One government agency uses think tanks to create ideas and then uses others to be the face of the ideas. These people then receive government money. He asked the County to think twice about bringing something dangerous into the community especially the ones that cause health problems and may be used to spy on us. We all need to be concerned that we are not free in America anymore.
- Hunter Whittaker, 20 years old and a 20-year resident, stated the same concerns have been repeated because these issues affect everyone, which proves the issues are real. Before approving this project, the issues need to be resolved. People came to this meeting on short notice to oppose it because it needs to be talked about and they need to be heard. He does not understand politics, but he does understand people, and it seems the majority of the people are against it.
- Camie Topham, from Iowa and a farmer's daughter, shared that she works in Ely & Baker, Nevada. As she has traveled to Ely, she has seen signs in the farmer's fields that say, "Cedar City steals water." In Baker, they have made a monument of a big old bucket that says, "Cedar City steals our water". She is wondering why the County is even considering a data center. She is concerned the County is pulling water away from BLM and the Forest Service, which would pull resources from firefighting, livestock, and people in the area, which could jeopardize our homes. She has done research on this company and some information is blocked from being viewed and she would like to know why.
- James Harris, a resident since 2009, stated valid concerns have been shared at this meeting regarding environmental impact, health impact, ethics, distribution of alleged city benefits, and the company and city's priorities if and when things don't go according to plan. He is not sure whether or not the County's decision is thorough enough or not, so he asked for proof or reassurance. The company can write all they want on their website, but that is not real assurance. We can state a thousand clear reasons for the project not to be

approved, but none of these reasons fall within the margin of parameters that are the subject of the hearing. The parameters described in the presentation, that are already being considered as met, give the foregone conclusion that we have little to no power to fight. If you cannot or will not hear the passion of your community to push back on this project, then at least do your utmost to ensure and assure to us that every step of this process will be carried out with clarity, transparency, and good faith. Our city does not want this and we are going to fight to the end.

- Aiden Christiansen stated he has moved a lot in his life, and decided to move to Cedar City to enjoy it, not to see the water go brown. If you approve this, you will be setting precedent that the land is up for the highest bidder. He is tired of seeing private companies, not from Cedar, buy the land that belongs to us, the people.
- Eric Atkin stated that he is personally bothered by the lighting and asked if there are standards regarding lighting around our town. He shared is not opposed nor is he for this project. He has looked through the conditional use code and this project will require a conditional permit. The ordinance actually says you shall issue it if they meet the 4 criteria. He has not heard anything that is against the law or illegal so you do not really have the authority to say no unless they violate the standards or laws. Those who oppose the project need to argue against the 4 criteria in the ordinance. I am here to advocate that the planning commission make their decision based on the ordinance not emotion or guilt.
- Sadie McNeal, 19 years old, shared she is a young adult who cannot afford groceries and medications so she cannot afford for prices to go up. She stated she has 2 points to talk about. Other states have put a moratorium on building AI data centers so there are probably reasons that should be looked into. She shared the headline of an article, dated March 3, 2026, reads "Iran's Strength AWS Info, Why Data Centers Have Become a Strategic War Target". She stated that traditionally, military operations target oil facilities, ports, or power plants that could cripple an economy, but now data centers and communication networks play a similar strategic role in modernist conflict. She asked if the applicant is required to address the various safety risks that it would pose to the communities.
- Patty Maser, a 23.5-year resident, stated she has been with the school district for 14 years as a bus driver. She noted that kids are losing how to play and interact because they are on their phones and computers. She left California because of the choices they were making and now Iron County is repeating history. By choosing to allow this data center, you are making an immoral choice and putting a target on our backs. She asked everyone to please think of the kids.
- Melanie Sneddon, a resident for 2 years, she has not heard anyone discuss that this issue has not been brought to a vote in Cedar City or Iron County. No one's opinion was previously asked for so Iron County is acting and then asking for forgiveness, which is causing a lack of trust. She asked who is going to be held accountable for the data center if they do not meet federal requirements; the government, the commissioners or the CEO who will waive the issues away with the billions of dollars they make every year.
- Kimberly Kinross asked if the planning commissioners had signed NDA's, and said she was sure they would if that had not already. She clarified that Pronghorn does not own the property and that the Jones family sold it. She asked who is checking the facts about the applicant's claims.
- Michelle Tullis, planning commissioner, stated that none of the planning commissioners had signed NDA's and they would not be signing any NDA's in the future.
- Jason Brewer shared he has lived here for 15-20 years after moving from Salt Lake when prices became inflated. He feels this meeting is a repeat of the jail proceedings. He created a Facebook page called Iron County Tax Watch and encouraged anyone who would like to voice his or her opinion to do it there. He created a poll while waiting in the hallway and 33 people said no to the data center and one person said yes. He encouraged the County to communicate better. He is adamantly opposed to the project and asked that the public's voices not fall on deaf ears.
- Caleb Flores, a veteran and lifelong resident, stated that he believes the land would be better used by adding solar panels on the property instead of a data center because they use a lot fewer resources than a data center. He agreed that solar would likely not make as much money, but it would increase livelihood in the area.
- Anthony Fiack a longtime resident of Iron County and veteran, stated that AI is rotting our brains and making us unable to think or talk to each other. We are trading fresh air and clean water for digital slop. He does not want any group to making money off of people giving a data center all their information. Anyone who looks on the internet would be devastated by how expensive these data centers cost. He challenged the board to find one community or middle class citizen that has actually benefitted from an AI center in their community. He asked what the tradeoff is, and if that tradeoff would be their grandchildren's water, farmer's water, and no crops. He hasn't found any benefits, only cons, but maybe the board can find benefits. He would admit that he was wrong if they do.
- Donna Adams stated she has worked at Genpak and due to her experience; she is concerned about public safety regarding explosions of natural gas or with spark-inducing machinery. Explosions go beyond the basic site, and with the fault line in that area, there may be serious impacts. She asked that the planning commissioners think about the people and what they have to say. Her family came to Newcastle to become independent, to have their own water source, to have their own memorial and burial place. She is concerned about what will happen to her dreams and to future generations.
- Malachi Mock, a service missionary in Cedar City, stated he has 3 points to share. First, when owning property you are entitled to use it for your own purposes, if it does not harm other people, including pollutants. Second, our way of life in the developed world is unsustainable when you consider climate change. This obscene usage of resources is a step in the wrong direction when wanting to preserve the sustainability for future generation. Third, AI is not beneficial because it may tell you wrong information. Because this project will harm other people, harm other's property, is unsustainable, and nothing meaningful comes from it, he urged the planning commissioners to vote against this data center.

- Geneva Richards stated she does not think the applicant should get a dime of our taxes to change an intersection to meet their needs, nor to build more roads unless they pay for every inch of dirt, concrete, asphalt, light fixtures, electricity, and maintenance needed to fund those roads.
- Simon, an Iron County resident, stated that everyone is here because they see the data center as a threat to their livelihood, life, way of life, and health. In our country, we are allowed to defend ourselves and that is easy to articulate when someone comes at you with a weapon. AI has not yet been legally defined as to how and when we can protect ourselves from the coming threat. This data center is a Trojan horse that will ride into the city and before you know it, it is too late. Many do not know how to articulate that threat so that is why they are here. We should not have to articulate reasons for why we do not want it; not wanting it ought to be enough. There are over 5,400 data centers in this country and zero have had positive impact. AI is destroying the world and he does not want it in this county or in this world. This fight does not end tonight, and it will never end even if it is built.
- Speaker name unknown: The speaker did not state their name, but stated their opposition to the project, that they are against AI, and expressed anger and violence directly at the applicants.
- Terry Palmer ended the public hearing due to the inappropriate behavior and asking the audience to settle down. He explained that the planning commissioners and staff have listened for 2 hours, that the planning commissioners are not paid, that there has not been a decision made on this, and that the County is going through the process.
- Dennis Gray stated the meeting was going to go on to the next item and thanked those for coming and appreciation for all the input, especially those who gave their opinions respectively.
- Chair Cox also expressed appreciation to those who came and were respectful while sharing their opinions.

Close Public Hearing:

Chair Cox closed the public hearing.

5. COUNTY CODE AMENDMENT; R4K and Vehicle Storage Lot – PUBLIC HEARING

Consider a request to amend Section 17.36.320 (R4K General Requirements) to modify standards for lots 10,000 square feet or greater, and to amend Section 17.36.700 (Vehicle Storage Lots) to clarify hard surface requirements and lighting standards.

Applicant: Iron County

Planning Commission Action: to the Commission or continue the item

Declaration: Item 5 was removed due to notification delay. The information will be presented and the public hearing held at the April 2, 2026 meeting.

6. MINUTES... consider approval of minutes for the February 5, 2026 meeting.

Motion: Michelle Tullis made a motion to approve the February 5, 2026 meeting minutes.

Second: Seconded by Dennis Gray.

Motion Passed: (Voting: Erick Cox, aye; Jared Christensen, aye; Mark Halterman, aye; Dennis Gray, aye; Michelle Tullis, aye)

7. STAFF REPORTS... A. Building Department B. County Attorney C. Planner & Services Coordinator
No reports given.

8. ADJOURN

Chair Cox adjourned the meeting at 8:25 p.m.

Minutes Approved April 2, 2026 by the Iron County Planning Commission

Lisa Woolsey

4/6/2026